

19.12.020 Permitted uses.

The following uses are permitted in the FR zones subject to compliance with all applicable requirements set forth in this chapter including those relating to site and lot dimensions, development standards, and other regulations:

- A. Accessory uses and structures customarily incidental to a permitted use;
- B. Agriculture, as defined in Section 19.04.020;
- C. Home business, subject to Chapter 19.85;
- D. Home day care/preschool for six or fewer children subject to the conditions set forth in Section 19.04.293;
- E. Household pets, provided the area proposed for animals is not in a watershed area, primary water supply recharge area, or drinking water source protection area, as determined by the Salt Lake Valley health department or Utah Department of Environmental Quality;
- F. Minor ski resort improvements, provided:
 - 1. That the privately owned land areas on which such improvements are permitted constitute less than ten percent of the total land area utilized for the ski resort that the improvements support, and
 - 2. That at least ninety percent of the land area on which the improvements are developed, operated, and maintained is on public lands, and
 - 3. That the public agency responsible for the management and administration of such lands has previously approved a special use permit or similar regulatory authorization, and has assumed long-term administrative and enforcement responsibilities for such approvals, and
 - 4. That opportunities for public notice, review, and comment on the proposed improvements have been provided through a finalized National Environmental Policy Act (NEPA) or other comprehensive public review and comment process, and
 - 5. That such improvements are either:
 - a. Essential to public safety, or
 - b. Required in association with the reasonable repair or maintenance of existing legally established facilities and improvements, or
 - c. Essential to the continuation or extension of improvements approved under the terms of a governmental land lease or use permit or by final action of the federal or state governmental agency with jurisdiction over the lands on which the improvements are located;
- G. Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly licensed residential facility for persons with a disability;
- H. Single-family dwellings;
- I. Wireless telecommunication facilities; provided:
 - 1. The wireless telecommunication facility is a wall-mounted or roof-mounted facility, and
 - 2. The facility is mounted on a nonresidential building, and
 - 3. A computer-generated visual simulation of the proposed structure is submitted as part of the required site plan, and
 - 4. All other applicable requirements set forth in Chapter 19.83, "Wireless Telecommunications Facilities," are satisfied. (Ord. 1597 § 3, 2006; Ord. 1535 § 4 (part), 2004; Ord. 1473 (part), 2001; Ord. 1454 § 3 (part), 1999; Ord. 1452 § 5, 1999; Ord. 1417 § 5 (part), 1998)